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## SEMINOLE COUNTY GOVERNMENT AGENDA MEMORANDUM

**SUBJECT:** Redmon Design PUD Final Master Plan

**DEPARTMENT:** Planning and Development      **DIVISION:** Planning

**AUTHORIZED BY:** Dori DeBord

**CONTACT:** Austin Watkins

**EXT:** 7440

**MOTION/RECOMMENDATION:**

1. Approve the Final Master Plan and Developer's Commitment Agreement for the Redmon Design PUD, consisting of 0.40 ± acres, located at the southeast corner of the intersection of U.S. 17-92 and Lakewood Circle and authorize the Chairman to execute the aforementioned documents, based on staff findings (Scott Redmon, applicant); or
2. Deny the requested Final Master Plan for the Redmon Design PUD, consisting of 0.40 ± acres, located at the southeast corner of the intersection of U.S. 17-92 and Lakewood Circle (Scott Redmon, applicant); or
3. Continue the item until a time and date certain.

District 4 Carlton D. Henley

Austin Watkins

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**BACKGROUND:**

The applicant is requesting approval of a Final Master Plan and Developer's Commitment Agreement for the Redmon Design PUD (Planned Unit Development). The Redmon Design PUD was approved by the Board on January 23, 2007. A Minor Amendment to PUD was approved by the Planning Manager on September 8, 2008. The Minor Amendment reduced the scale of the project and allows for an existing structure to be renovated as a part of the Final Master Plan. The Final Master Plan is phased. Phase I consists of renovations to an existing 720 square foot office building, parking area improvements, and very minimal site work. Phase II consists of all site work, including a 2,400 square foot office building, infrastructure improvements, and landscaping/wall construction. The site is approved for the following uses: insurance, real estate, architects, engineering, attorneys, office show rooms and other professional business services.

The applicant is seeking a parking waiver pursuant to Section 30.453 (d) of the Seminole County Land Development Code. Phase II of the Final Master Plan requires 16 parking stalls and the applicant is requesting 14 parking stalls. The Final Master Plan depicts four (4) existing canopy trees being saved, one (1) as a direct result of the requested parking waiver.

Phase I depicts two (2) access points off of Lakewood Circle, with the access points being reduced to one (1) access point off of Lakewood Circle during Phase II. The Final Master Plan also provides the required 25% common usable open space.

Staff finds that the proposed Final Master Plan and Developer's Commitment Agreement



comply with all conditions of the Development Order, Land Development Code and Preliminary Master Plan.

**STAFF RECOMMENDATION:**

Staff recommends that the Board approve the Final Master Plan and Developer's Commitment Agreement for the Redmon Design PUD, consisting of 0.40 ± acres, located at the southeast corner of the intersection of U.S. 17-92 and Lakewood Circle, based on staff findings.

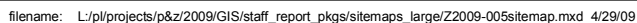
**ATTACHMENTS:**

1. Location Map
2. Zoning and Future Land Use Map
3. Aerial Map
4. Final Master Plan
5. Developer's Commitment Agreement
6. Revised and Restated Development Order
7. 2007 Development Order
8. 1/23/2007 BCC Minutes

**Additionally Reviewed By:**

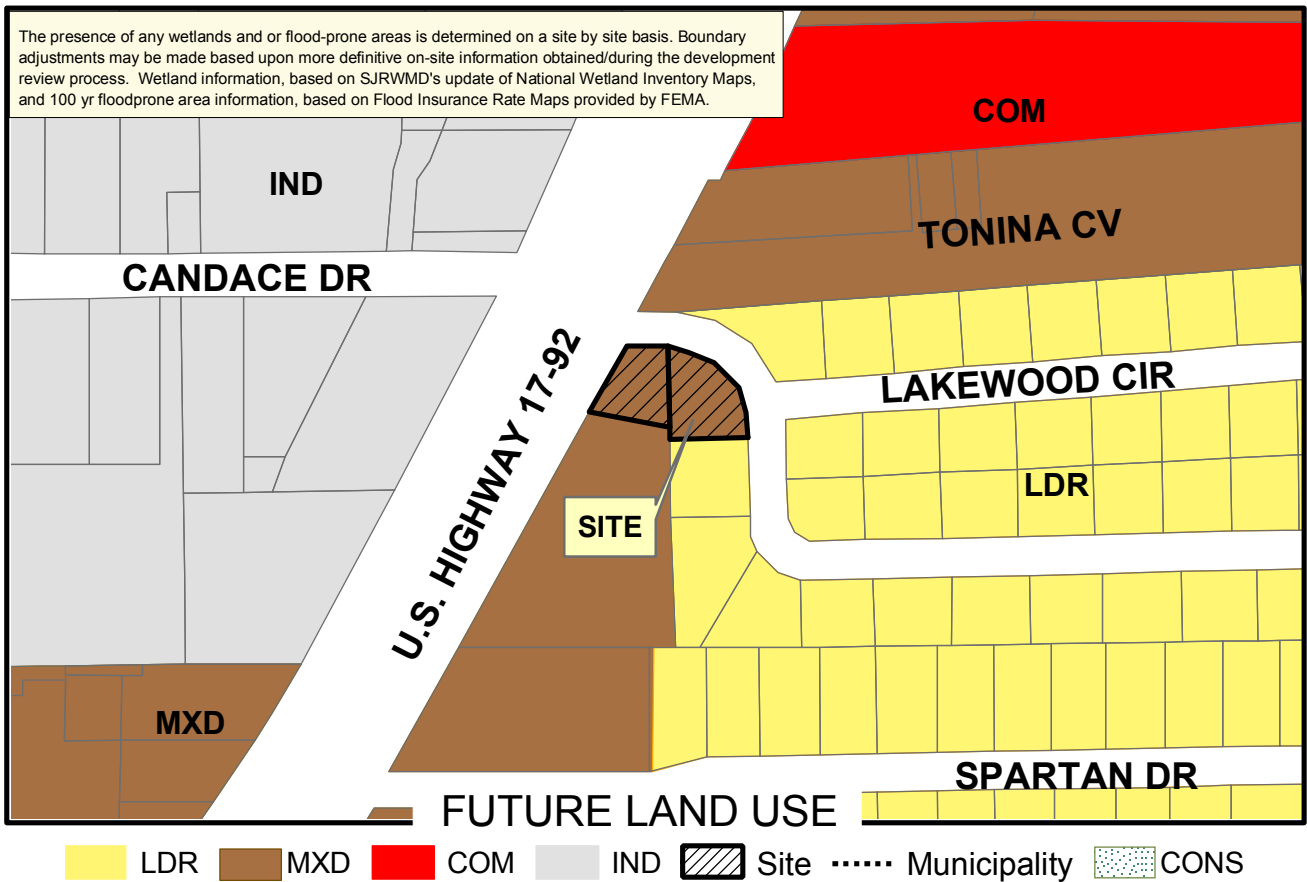
☒ County Attorney Review ( Kathleen Furey-Tran )





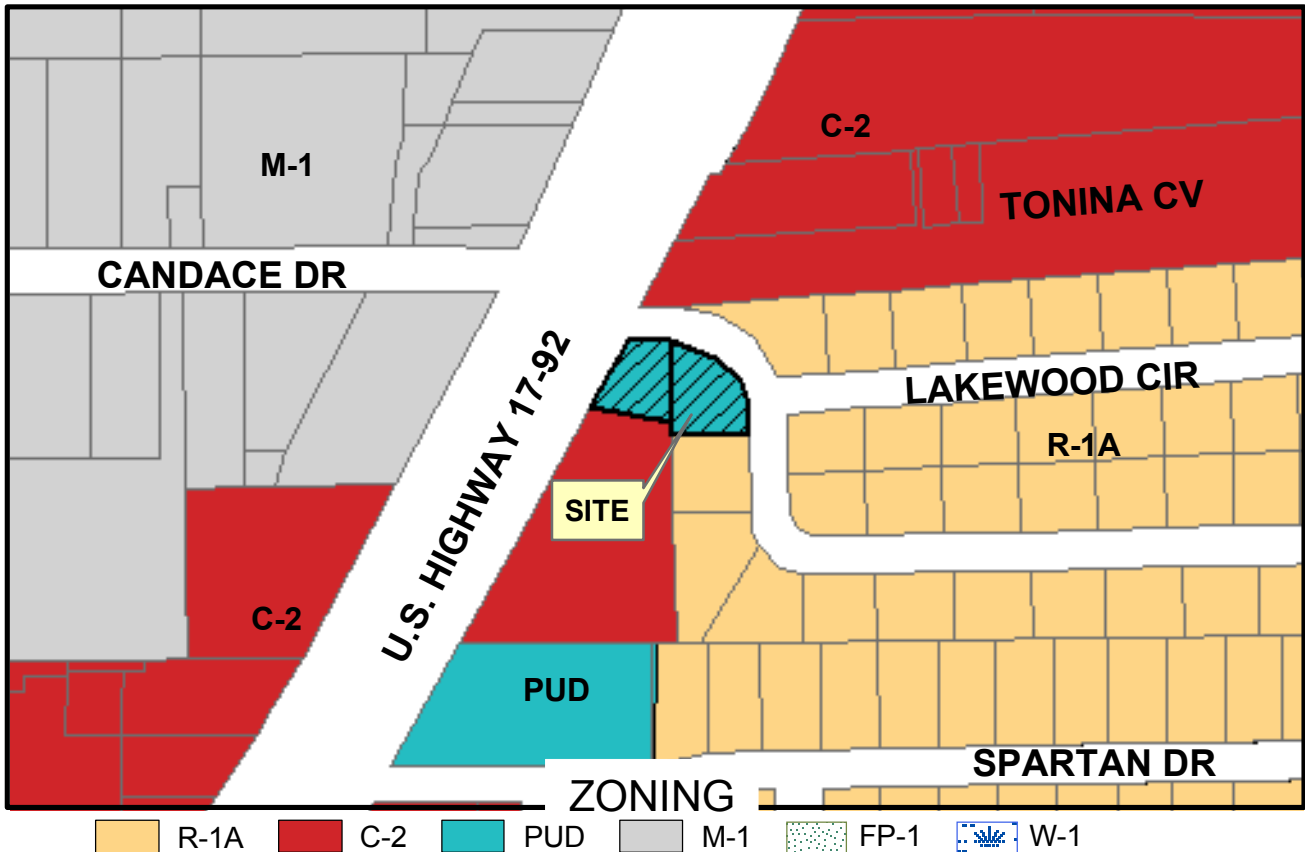


The presence of any wetlands and or flood-prone areas is determined on a site by site basis. Boundary adjustments may be made based upon more definitive on-site information obtained/during the development review process. Wetland information, based on SJRWMD's update of National Wetland Inventory Maps, and 100 yr floodprone area information, based on Flood Insurance Rate Maps provided by FEMA.

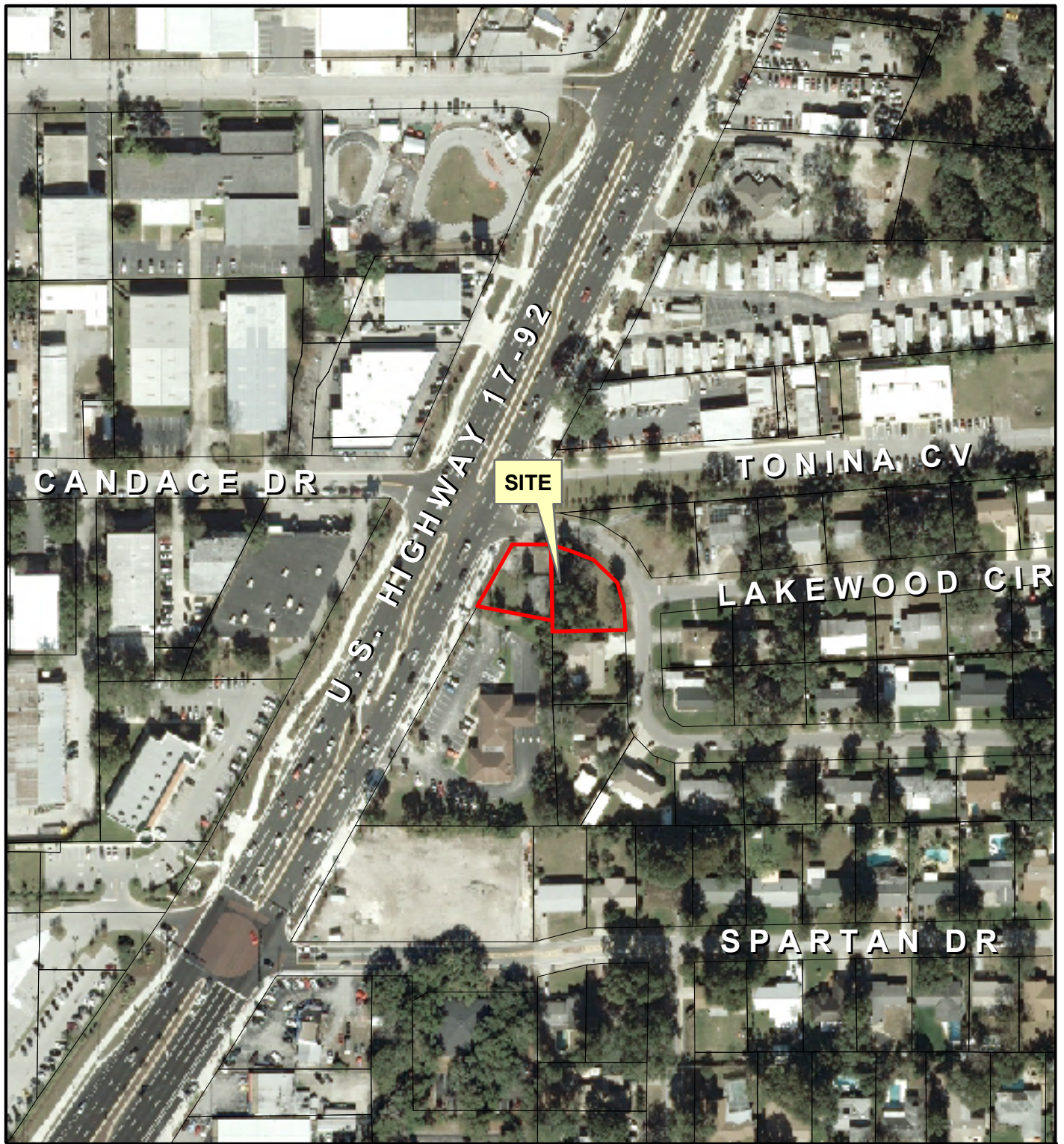


Applicant: W. Scott Redmon  
 Physical STR: 19-21-30-513-0A00-0280, 19-21-30-300-0610-0000  
 Gross Acres: .33 +/- BCC District: 4  
 Existing Use: Final Master Plan  
 Special Notes: None

	Amend/ Rezone#	From	To
FLU	---	---	---
Zoning	Z2009-005	PUD	PUD







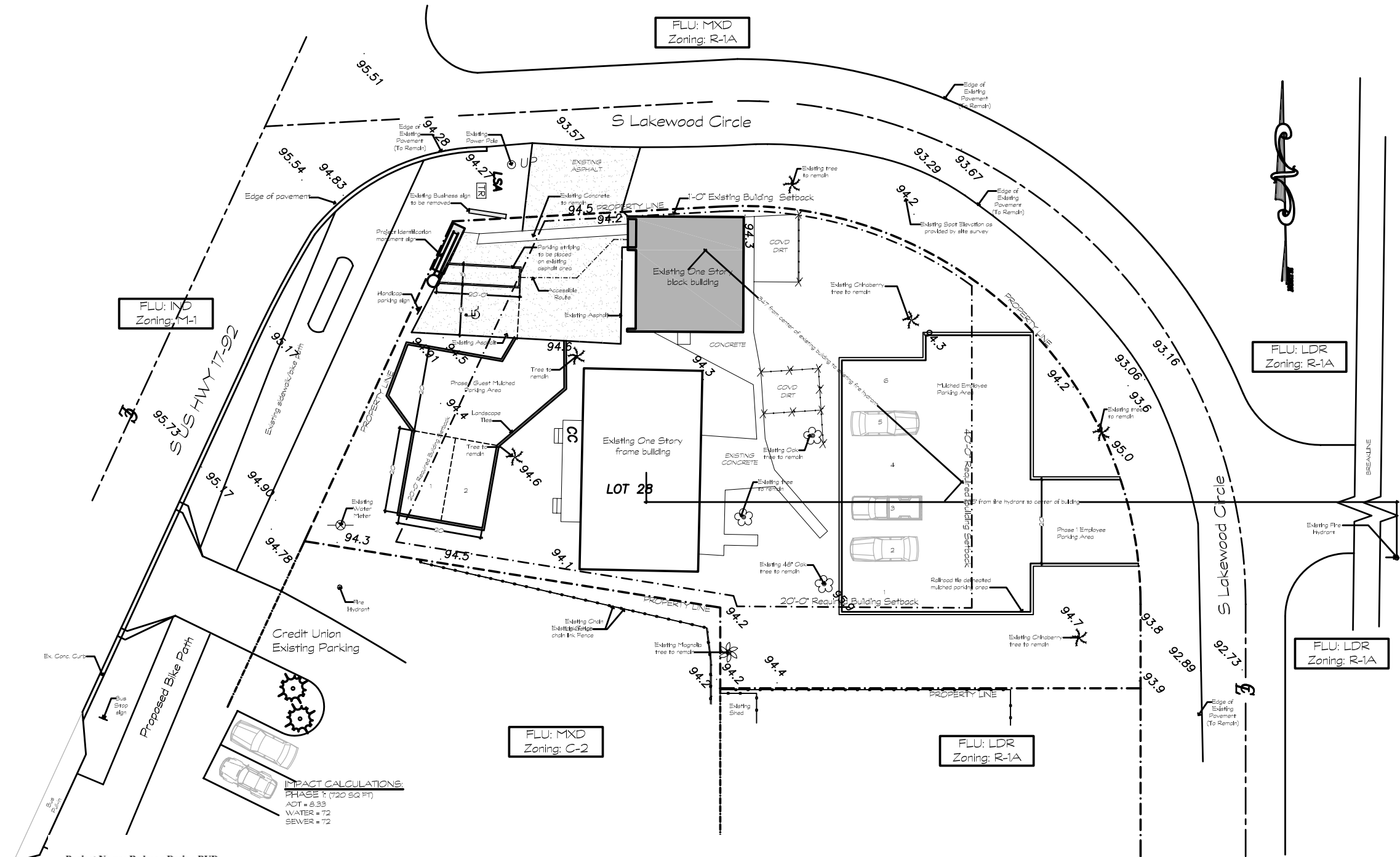
Rezone No: Z2009-005  
FINAL MASTER PLAN

- Parcel
- Subject Property



2009 Color Aerials





Project Name: Redmon Design PUD

Application For	PUD Final Master Plan Approval	Parcel ID No.	19-21-30-300-0610	Site Data	
Project No.	09-21000001	Current Zoning	PUD	Total Lot Area	100% 17,424 sf
Project Mgr.	Austin Watkins, Sr. Planner	Location	S US Hwy 17-92	Existing Building (Phase I)	720 sf
Sewer Utility	City of Casselberry	No. of Acres	.4	Proposed Building (Phase II)	2,400 sf
Water Utility	City of Casselberry	BCC District	4-Henley	Parking Lot Area	6,325 sf
				Walkways/Terraces	1,713 sf
				Open Space	6,266 sf
Impact Calculations		Impact Calculations (cumulative)		Total Impervious	64.4% 11,158 sf
Existing Building LA-1 (Phase I)		Proposed Building LA-2 (Phase II)		Total Pervious	34.6% 6,266 sf
ADT = 8.33		ADT = 36.1		FLU & Zoning	MXD
Water = 72		Water = 312			
Sewer = 72		Sewer = 312			

Building Setbacks	Landscaping & Buffer
* 20' side street setback from the north property line for new buildings (abutting S Lakewood Circle)	* 5' on south property line abutting the existing single-family
* 1' side street setback from the north property line for the existing building, as depicted on the Final Master Plan (abutting S Lakewood Circle)	* 0' from the south property line (abutting existing bank)
* 0' side setback from the south property line (abutting existing bank), 20' adjacent to residential zoning	* 0' from the west property line (abutting S US 17-92)
* 20' front setback from the west property line (abutting S US 17-92)	* 0' abutting S Lakewood Circle
* 40' from the eastern property line (abutting S Lakewood Circle/Residential)	* 3 canopy trees & 6 sub-canopy trees per 278 LF along S Lakewood Circle

Property Owners:	Permitted Uses:	Permitted Use:	Prohibited Use:
Redmon Partners, LLC 2455 Lake Wauppi Drive Winter Park, FL 32789	Insurance, Real Estate, Architects, Engineering, Attorneys, Office Show- Rooms, and other professional business services	Landscape Architect and Office Show-Room	Retail Sales and outdoor storage of parts, Supplies, or materials

- NOTES:
- All development shall fully comply with all of the codes and ordinances in Seminole County, PUD Final Master Plan, and in accordance with Development Order # 08-21500007.
  - The maximum building height shall be three stories, not to exceed 42', allowing 55' free standing walls as an architecture feature.
  - A sidewalk is not required along the south side of S Lakewood Circle
  - A minimum of 25% usable open space has been provided. The amenities associated with the open space are provided on this Final Master Plan.
  - All mechanical equipment, ground or roof-mounted, shall be screened from offsite view.
  - Water Service shall be provided by The City of Casselberry. Design of lines and fire hydrants shall conform to The City of Casselberry, all Seminole County and Florida Department of Environmental Protection Standards.
  - Central Sanitary Sewer shall be provided by The City of Casselberry. Design of lines and pump stations shall conform to The City of Casselberry, all Seminole County and Department of Environmental Protection Standards.
  - Storm Water Drainage treatment and storage for pre-post conditions are to be provided on-site or off-site according to The City of Casselberry, Seminole County and the St. Johns River Water Management District ERP regulations.
  - Fire Protection shall be provided by Seminole County. Fire hydrants shall be located according to Seminole County regulations.
  - Parking area stabilization through mulch with landscape tie perimeter.
  - A soils map and a detailed soils report will be completed prior to final engineering.
  - No dumpster shall be placed on property without acquiring a permit for such dumpster.
  - Additional Retention, including possible subterranean will be added if necessary at final engineering.

LEGAL DESCRIPTION

PARCEL 1  
BEGIN AT A POINT 30 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 30 EAST, RUN THENCE NORTH 295 FEET TO POINT OF BEGINNING, THENCE CONTINUE NORTH 95.44 FEET TO SOUTH LAKEWOOD CIRCLE RIGHT OF WAY, AS SHOWN ON THE PLAT OF LAKEWOOD SHORES, RECORDED IN PLAT BOOK 10, PAGE 52, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, THENCE RUN SOUTH 88 DEGREES, 30 MINUTES, 30 SECONDS WEST, 63.73 FEET, TO INTERSECT EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 17-92, BEGIN AGAIN AT POINT OF BEGINNING RUN THENCE NORTH 81 DEGREES, 17 MINUTES, WEST 100.25 FEET TO INTERSECT THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 17-92 THENCE RUN NORTHEASTERLY ALONG THE EASTERLY RIGHT OF WAY LINE TO POINT OF INTERSECTION WITH THE FIRST LINE (NORTH LINE). ALL IN SECTION 19, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.

PARCEL 2  
LOT 28, BLOCK A, LAKEWOOD SHORES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 52, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

REDMON  
DESIGN  
COMPANY, PA  
Landscape Architecture

407.647.2806  
Fax 407.647.2814



125 S. Orange, 101  
Maitland, FL  
32751

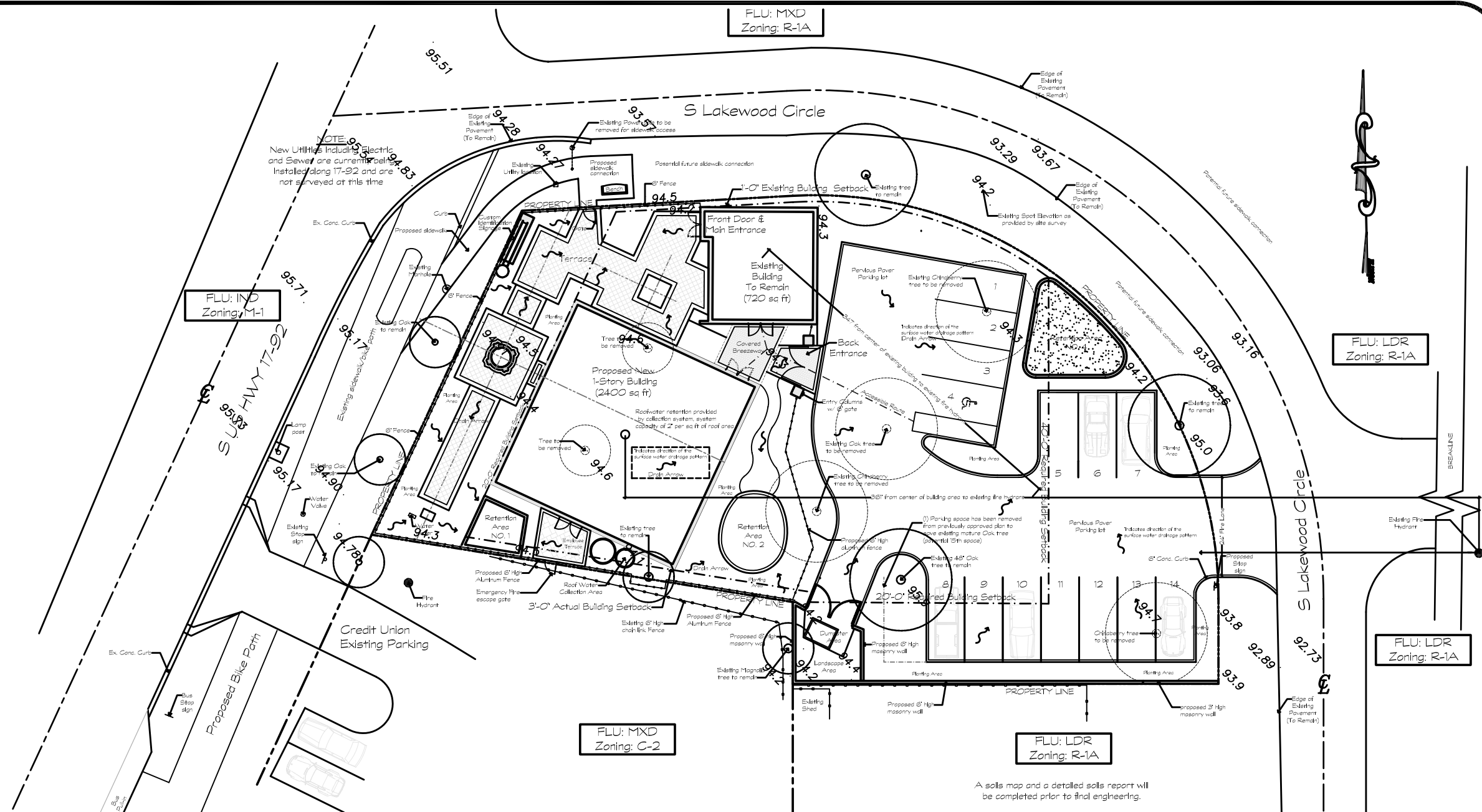
Revisions	
Date	By
4/28/09	B/S

Redmon Design PUD  
Final Master Plan - Phase I  
9315 S US HWY 17-92

4/28/09	Date
1/8" = 1'-0"	Scale
AS 320-10N	Designed By
B. GRAMM	Drawn By
	Job #

Sheet  
LA-1  
Of 3 Sheets





**Project Name: Redmon Design PUD**

Application For PUD Final Master Plan Approval  
Project No. 09-21000001  
Project Mgr. Austin Watkins, Sr. Planner  
Sewer Utility City of Casselberry  
Water Utility City of Casselberry

Impact Calculations  
Existing Building LA-1 (Phase I)  
ADT = 833  
Water = 72  
Sewer = 72

Parcel ID No. 19-21-30-000-0610  
Current Zoning PUD  
Location S US Hwy 17-92  
No. of Acres .4  
BCC District 4-Henley

Impact Calculations (cumulative)  
Proposed Building LA-2 (Phase II)  
ADT = 361  
Water = 312  
Sewer = 312

**Site Data**  
Total Lot Area 100% 17,424 sf  
Existing Building (Phase I) 720 sf  
Proposed Building (Phase II) 2,400 sf  
Parking Lot Area 6,325 sf  
Walkways/Terraces 1,713 sf  
Open Space 6,266 sf

Total Impervious 64% 11,158 sf  
Total Pervious 36% 6,266 sf  
FLU & Zoning: MXD

**Parking Calculations**  
Tot. sq ft / 200 = Spaces  
Sheet LA-1 7264 / 200 3.6 9  
Sheet LA-2 31054 / 200 15.5 14  
\* A parking waiver to save an existing tree has been requested

**Building Setbacks**

\* 20' side street setback from the north property line for new buildings (abutting S Lakewood Circle)

\* 1' side street setback from the north property line for the existing building, as depicted on the Final Master Plan (abutting S Lakewood Circle)

\* 0' side setback from the south property line (abutting existing bank), 20' adjacent to residential zoning

\* 20' front setback from the west property line (abutting S US 17-92)

\* 40' from the eastern property line (abutting S Lakewood Circle Residential)

**Landscape & Buffer**

\* 5' on south property line abutting the existing single-family

\* 0' from the south property line (abutting existing bank)

\* 0' front from the west property line (abutting S US 17-92)

\* 0' abutting S Lakewood Circle

\* 3 canopy trees & 6 sub-canopy trees per 278 LF along S Lakewood Circle

**Property Owners:**  
Redmon Partners, LLC  
2455 Lake Waumpi Drive  
Winter Park, FL 32789

**Permitted Uses:**  
Insurance, Real Estate, Architects,  
Engineering, Attorneys, Office Show-  
Rooms, and other professional  
business services

**Permitted Use:**  
Landscape Architect and  
Office Show-Room

**Prohibited Use:**  
Retail Sales and outdoor storage of parts,  
Supplies, or materials

**NOTES:**

- All development shall fully comply with all of the codes and ordinances in Seminole County, PUD Final Master Plan, and in accordance with Development Order # 08-2150007.
- The maximum building height shall be three stories, not to exceed 42', allowing 55' free standing walls as an architectural feature.
- A sidewalk is not required along the south side of S Lakewood Circle.
- A minimum of 25% usable open space has been provided. The amenities associated with the open space are provided on this Final Master Plan.
- All mechanical equipment, ground or roof-mounted, shall be screened from offsite view.
- Water Service** shall be provided by The City of Casselberry. Design of lines and fire hydrants shall conform to The City of Casselberry, all Seminole County and Florida Department of Environmental Protection Standards.
- Central Sanitary Sewer** shall be provided by The City of Casselberry. Design of lines and pump stations shall conform to The City of Casselberry, all Seminole County and Department of Environmental Protection Standards.
- Storm Water Drainage** treatment and storage for pre-post conditions are to be provided on-site or off-site according to The City of Casselberry, Seminole County and the St. Johns River Water Management District ERP regulations.
- Fire Protection** shall be provided by Seminole County. Fire hydrants shall be located according to Seminole County regulations.
- Parking area stabilization through mulch with landscape tie perimeter.
- A soils map and a detailed soils report will be completed prior to final engineering.
- No dumpster shall be placed on property without acquiring a permit for such dumpster.
- Additional Retention, including possible subterranean, shall be added if necessary at final engineering.

**LEGAL DESCRIPTION**

**PARCEL 1**

BEGIN AT A POINT 30 FEET EAST OF THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 30 EAST, RUN THENCE NORTH 295 FEET TO POINT OF BEGINNING, THENCE CONTINUE NORTH 95.44 FEET TO SOUTH LAKEWOOD CIRCLE, RIGHT OF WAY, AS SHOWN ON THE PLAT OF LAKEWOOD SHORES, RECORDED IN PLAT BOOK 10, PAGE 52, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, THENCE RUN SOUTH 86 DEGREES, 50 MINUTES, 39 SECONDS WEST, 63.73 FEET, TO INTERSECT EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 17-92; BEGIN AGAIN AT POINT OF BEGINNING RUN THENCE NORTH 81 DEGREES, 17 MINUTES, WEST 100.25 FEET TO INTERSECT THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 17-92 THENCE RUN NORTHEASTERLY ALONG THE EASTERLY RIGHT OF WAY LINE TO POINT OF INTERSECTION WITH THE FIRST LINE (NORTH LINE). ALL IN SECTION 19, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.

**PARCEL 2**

LOT 28, BLOCK A, LAKEWOOD SHORES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 52, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

**REDMON  
DESIGN  
COMPANY, PA**  
Landscape Architecture

407.647.2886  
Fax 407.647.2814



125 S. Orange, 101  
Maitland, FL  
32751

**Revisions**

Date By  
4/28/08 BJS

Redmon Design PUD  
Final Master Plan - Phase 2  
9315 S US HWY 17-92

4-28-08

Date

4-28-08

Scale

AS SHOWN

Designed By

B. GRAMM

Drawn By

Job #

Sheet

LA-2

Of 3 Sheets

CONFORMS TO SECTION 19.00, FLORIDA  
PLAT BOOK 10, PAGE 52, OF THE PUBLIC  
RECORDS OF SEMINOLE COUNTY, FLORIDA.  
THIS DOCUMENT IS A REPRODUCTION  
OF THE ORIGINAL RECORD. IT IS NOT  
A SUBSTITUTE FOR THE ORIGINAL  
RECORD. THE ORIGINAL RECORD IS  
THE ONLY AUTHORITY FOR THE  
LANDSCAPE DESIGN.



**REDMON DESIGN PUD FINAL MASTER PLAN  
DEVELOPER'S COMMITMENTS, CLASSIFICATIONS AND DISTRICT  
DESCRIPTION**

On May 12, 2009, the Board of County Commissioners of Seminole County, Florida issued this Developer's Commitment Agreement relating to and touching and concerning the following described property:

**1. LEGAL DESCRIPTION**

See attached Exhibit "A", which is incorporated herein by reference (the "Property").

The Final Master Plan, a reduced copy of which is attached hereto as Exhibit "B", which is incorporated herein by reference, has been approved by the Board of County Commissioners of Seminole County concurrently with the approval of this Developer's Commitment Agreement.

**2. PROPERTY OWNERS**

Redmon Partners, LLC  
2455 Lake Waumpi Drive  
Winter Park, FL 32789

**3. STATEMENT OF BASIC FACT**

Total Acreage: .4 acres (17,424 S.F.)

Zoning: PUD (Planned Unit Development)

Future Land Use: MXD (Mixed Development)

Maximum Intensity: Phase I: 720 S.F.

Phase II: 24,000 S.F.

**4. OPEN SPACE CALCULATIONS**

Open Space shall be provided at a minimum of 25% useable.

❖ Total Land Area:	17,424 S.F.
❖ Open Space Required:	4,356 S.F. (minimum 25%)
❖ Open Space Provided:	6,266 S.F. (36%)



5. **BUILDING SETBACKS**

Minimum building setbacks shall be as follows:

- a) 20' side street setback from the north property line for new buildings (abutting S. Lakewood Circle).
- b) 1' side street setback from the north property line for the existing building, as depicted on the Final Master Plan (abutting S. Lakewood Circle).
- c) 0' side setback from the south property line (abutting existing bank), 20' adjacent to residential zoning.
- d) 20' front setback from the west property line (abutting US 17-92)
- e) 40' from the eastern property line (abutting S. Lakewood Circle/Residential).

6. **PERMITTED & PROHIBITED USES**

The permitted uses shall be as follows:

- a) Permitted uses shall include: Insurance, Real Estate, Architects, Engineering, Attorneys, Office Show Rooms, and other professional business services.

The following uses shall be prohibited:

- a) Prohibited uses shall include: retail sales and outside storage of parts, supplies, or materials.

7. **LANDSCAPE & BUFFER CRITERIA**

Minimum buffers shall be:

- a) 5' on south property line abutting the existing single-family
- b) 0' from the south property line (abutting existing bank)
- c) 0' front from the west property line (abutting US 17-92)
- d) 0' abutting S. Lakewood Circle



- e) 3 canopy trees & 6 subcanopy trees per 278 linear feet along S. Lakewood Circle

8. **DEVELOPMENT COMMITMENTS**

- a. All development shall comply with the Final Master Plan attached as Exhibit "B".
- b. The maximum building height shall be three stories, not to exceed 42', allowing 55' free standing walls as an architecture feature.
- c. A sidewalk is not required along the south side of S. Lakewood Circle.
- d. All mechanical equipment, ground or roof-mounted, shall be screened from offsite view.
- e. No dumpsters shall be permitted on the site for Phase I of the project.
- f. Rear parking (parking on the eastern portion of the property) for Phase I shall be limited to employee only parking.
- g. Phase II shall provide 14 parking spaces. A parking waiver for 2 parking stalls shall be granted contingent upon the preservation of the existing canopy trees. (as depicted on final master)

9. **PUBLIC FACILITIES**

**WATER:**

Water service shall be provided by The City of Casselberry. Design of lines and fire hydrants shall conform to The City of Casselberry, all Seminole County and Florida Department of Environmental Protection Standards.

**SANITARY SEWER:**

Central sanitary sewer shall be provided by The City of Casselberry. Design of lines and pump stations shall conform to The City of Casselberry, all Seminole County and Department of Environmental Protection Standards.

**STORM DRAINAGE:**

Storm water drainage treatment and storage for pre-post conditions are to be provided on-site or off-site according to The City of Casselberry, Seminole County and the St. Johns River Water Management District ERP regulations.

**FIRE PROTECTION:**

Fire protection shall be provided by Seminole County. Fire hydrants shall be located according to Seminole County regulations.

10. **STANDARD COMMITMENTS**

- a. Unless specifically addressed otherwise herein, all development shall fully comply with all of the codes and ordinances, including the impact fee ordinance, in effect in Seminole County at the time of permit issuance.



- b. The conditions upon which the Developer's Commitment Agreement and related commitments are made are accepted by and agreed to by the Owners of the Property.
- c. This Agreement touches and concerns the Property, and the conditions, commitments and provisions of the Agreement shall perpetually burden, run with, and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The Owner of the property has expressly covenanted and agreed to this provision and all other terms and provisions of the Agreement.
- d. The terms and provisions of this Agreement are not severable, and in the event any portion of this Agreement shall be found to be invalid or illegal, then the entire Agreement shall be null and void.
- e. The development approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

11. **INTERPRETATION: RELATIONSHIP TO FINAL MASTER PLAN AND DEVELOPMENT ORDER**

This Developer's Commitment Agreement is intended to summarize material provisions of the Final Master Plan of the Property approved concurrently herewith by the Board of County Commissioners of Seminole County. In the event of an inconsistency between this Developer's Commitment Agreement and the Final Master Plan, the terms and conditions of the Developer's Commitment Agreement shall control. Furthermore, in the event of a conflict between the terms of the Developer's Commitment Agreement and Development Order Number 08-21500007, the terms of the Development Order shall control.

**DONE AND ORDERED ON THE DATE FIRST WRITTEN ABOVE.**

**ATTEST:**

**BOARD OF COUNTY  
COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA**

\_\_\_\_\_  
**MARYANNE MORSE  
Clerk to the Board of  
County Commissioners of  
Seminole County, Florida**

By: \_\_\_\_\_  
**Bob Dallari, Chairman**



### OWNER'S CONSENT AND COVENANT

COMES NOW, the Owner, Scott Redmon, on behalf of Redmon Partners, LLC, successors, assigns and transferees of any nature whatsoever, does consent to, agree with and covenant to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Agreement.

WITNESSES:

Redmon Partners, LLC, a limited liability company

\_\_\_\_\_  
Print Name:

By: \_\_\_\_\_  
Scott Redmon, Manager

STATE OF FLORIDA

COUNTY OF

**I HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared \_\_\_\_\_, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did take an oath.

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
Notary Public, in and for the County and  
State Aforementioned  
My Commission Expires:



### OWNER'S CONSENT AND COVENANT

COMES NOW, the Owner, Jean Redmon, on behalf of Redmon Partners, LLC, successors, assigns and transferees of any nature whatsoever, does consent to, agree with and covenant to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Agreement.

WITNESSES:

Redmon Partners, LLC, a limited liability company

\_\_\_\_\_  
Print Name:

By: \_\_\_\_\_  
Jean Redmon, Manager

STATE OF FLORIDA

COUNTY OF

**I HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared \_\_\_\_\_, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did take an oath.

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
Notary Public, in and for the County and  
State Aforementioned  
My Commission Expires:



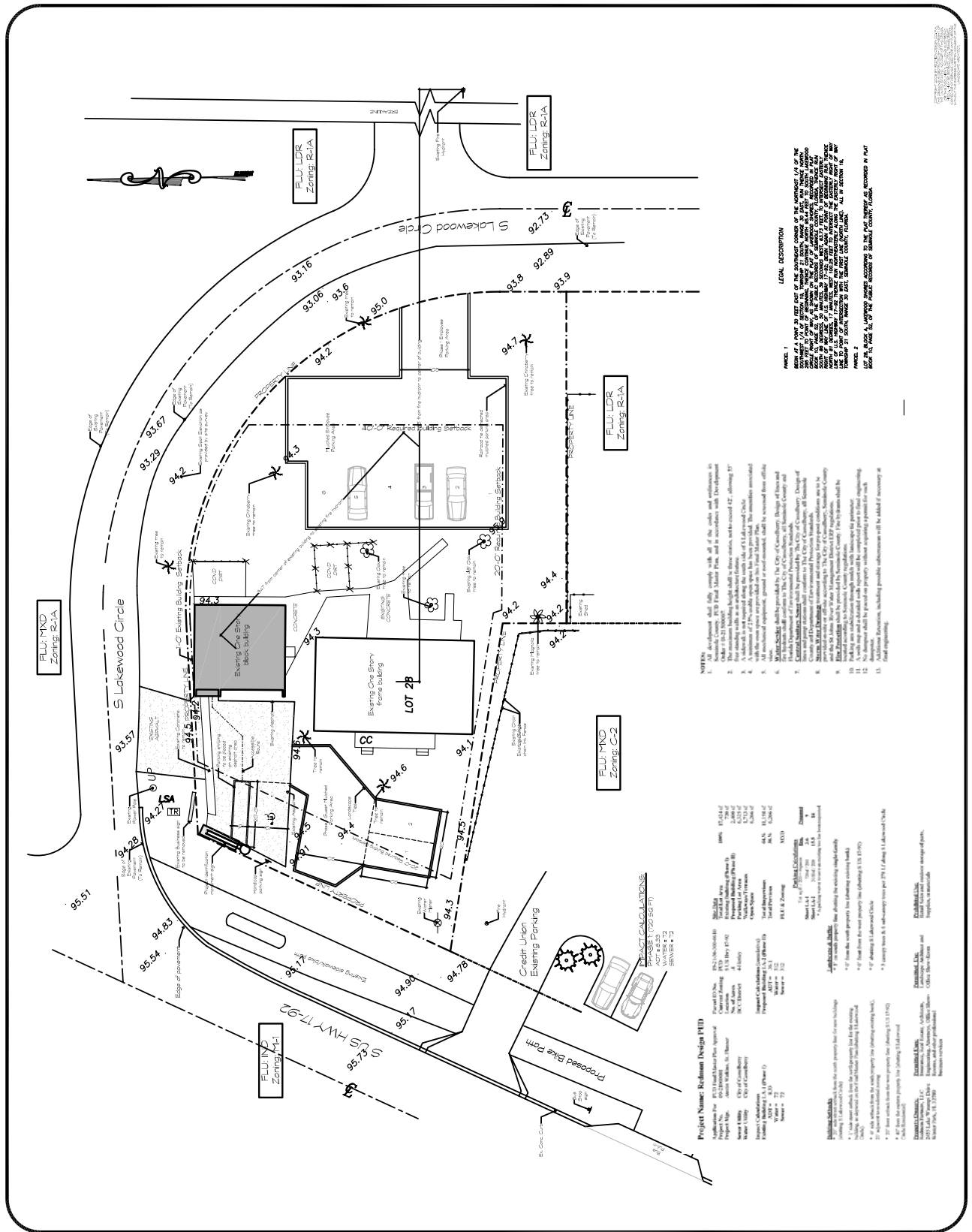
**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

BEGIN AT A POINT 30 FEET EAST OF THE SOUTHEAST CORNER OF THE NORTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 30 EAST, RUN THENCE NORTH 295 FEET TO POINT OF BEGINNING, THENCE CONTINUE NORTH 95.44 FEET TO SOUTH LAKEWOOD CIRCLE RIGHT OF WAY, AS SHOWN ON THE PLAT OF LAKEWOOD SHORES, RECORDED IN PLAT BOOK 10, PAGE 52, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, THENCE RUN SOUTH 86 DEGREES, 50 MINUTES, 39 SECONDS WEST, 63.73 FEET, TO INTERSECT EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 17-92; BEGIN AGAIN AT POINT OF BEGINNING RUN THENCE NORTH 81 DEGREES, 17 MINUTES, WEST 100.25 FEET TO INTERSECT THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 17-92 THENCE RUN NORTHEASTERLY ALONG THE EASTERLY RIGHT OF WAY LINE TO POINT OF INTERSECTION WITH THE FIRST LINE (NORTH LINE). ALL IN SECTION 19, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.



**EXHIBIT "B"**  
**FINAL MASTER PLAN**





- NOTES:**
1. All development shall comply with all of the codes and ordinances in the City of Chandler, Arizona, and in accordance with the Development Ordinance of the City of Chandler.
  2. The maximum height shall be 35 feet, and in accordance with the Development Ordinance of the City of Chandler.
  3. A vehicle is not required along the south side of the lot.
  4. The maximum height shall be 35 feet, and in accordance with the Development Ordinance of the City of Chandler.
  5. The maximum height shall be 35 feet, and in accordance with the Development Ordinance of the City of Chandler.
  6. The maximum height shall be 35 feet, and in accordance with the Development Ordinance of the City of Chandler.
  7. The maximum height shall be 35 feet, and in accordance with the Development Ordinance of the City of Chandler.
  8. The maximum height shall be 35 feet, and in accordance with the Development Ordinance of the City of Chandler.
  9. The maximum height shall be 35 feet, and in accordance with the Development Ordinance of the City of Chandler.
  10. The maximum height shall be 35 feet, and in accordance with the Development Ordinance of the City of Chandler.
  11. The maximum height shall be 35 feet, and in accordance with the Development Ordinance of the City of Chandler.
  12. The maximum height shall be 35 feet, and in accordance with the Development Ordinance of the City of Chandler.
  13. The maximum height shall be 35 feet, and in accordance with the Development Ordinance of the City of Chandler.

**Project Name: Redmon Design PUD**

**Location:** 9315 S US HWY 17-92, Chandler, AZ 85042

**Project No:** 2020-001

**Client:** Redmon Design Company, LLC

**City:** City of Chandler

**Phase:** Phase 1

**Impact Calculations:**

Category	Current	Proposed	Impact
Population	100	100	0
Employment	100	100	0
Residential	100	100	0
Commercial	100	100	0
Industrial	100	100	0
Public	100	100	0
Other	100	100	0

**Impact Calculations:**

Category	Current	Proposed	Impact
Population	100	100	0
Employment	100	100	0
Residential	100	100	0
Commercial	100	100	0
Industrial	100	100	0
Public	100	100	0
Other	100	100	0

**Impact Calculations:**

Category	Current	Proposed	Impact
Population	100	100	0
Employment	100	100	0
Residential	100	100	0
Commercial	100	100	0
Industrial	100	100	0
Public	100	100	0
Other	100	100	0

Redmon Design Company, LLC  
4040 S. 10th Street, Suite 100  
Phoenix, AZ 85042  
Tel: 602.424.1000







**REVISED AND RESTATED  
REDMON DESIGN PUD  
DEVELOPMENT ORDER**

The Redmon Design PUD Development Order dated January 23, 2007 is hereby revised on September 8, 2008 to read as follows:

Legal description attached as Exhibit "A".

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

**FINDINGS OF FACT**

**Property Owner(s):** Redmon Partners, LLC

**Project Name:** Redmon Design Company - US 17-92 Rezone and Small Scale Land Use Amendment.

**Requested Development Approval:** The applicant is requesting a Minor Amendment to the Redmon Design PUD.

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Austin Watkins  
1101 East First Street  
Sanford, Florida 32771

MARYANNE MORSE, CLERK OF CIRCUIT COURT  
CLERK OF SEMINOLE COUNTY  
BK 07159 Pgs 0080 - 86; (7pgs)  
FILE NUM 2009033667  
RECORDED 03/30/2009 10:41:46 AM  
RECORDING FEES 61.00  
RECORDED BY J Eckenroth

CERTIFIED COPY  
MARYANNE MORSE  
CLERK OF CIRCUIT COURT  
SEMINOLE COUNTY, FLORIDA  
BY Caylon Cole  
DEPUTY CLERK



**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

(1) The aforementioned application for development approval is **GRANTED**.

(2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

- A. All development shall comply with the Preliminary Master Plan attached as Exhibit "B".
- B. The maximum building height shall be three stories, not to exceed 42', allowing 55' free standing walls as an architecture feature.
- C. Minimum building setbacks from the property perimeter boundary shall be:
  - 1. 20' side street setback from the north property line for new buildings (abutting Lakewood Circle).
  - 2. 1' side street setback from the north property line for the existing building, as depicted on the Preliminary Master Plan (abutting Lakewood Circle).
  - 3. 0' side setback from the south property line (abutting existing bank), 20' adjacent to residential zoning.
  - 4. 20' front setback from the west property line (abutting US 17-92).
  - 5. 40' from the eastern property line (abutting Lakewood Circle/Residential).
- D. Minimum buffers shall be:
  - 1. 5' on south property line abutting the existing single-family.
  - 2. 0' from the south property line (abutting existing bank).
  - 3. 0' front from the west property line (abutting US 17-92).
  - 4. 0' abutting Lakewood Circle.
- E. Permitted uses shall include: Insurance, real estate, architects, engineering, attorneys, office show rooms and other professional business services.
- F. The following uses shall be prohibited within the development:  
Retail Sales and the Outdoor storage of parts, supplies, or materials.
- G. A sidewalk is not required along South Lake Wood Circle.
- H. A minimum of 25% usable open space shall be provided. The amenities associated with the open space shall be determined at Final Master Plan.
- I. All mechanical equipment, ground or roof-mounted, shall be screened from off-site view.



(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

**Done and Ordered on the date first written above.**


By:   
Alison Stettner, AICP  
Planning Manager

STATE OF FLORIDA     )

COUNTY OF SEMINOLE     )

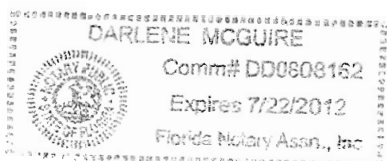
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Alison Stettner who is personally known to me or who has produced \_\_\_\_\_ as identification and who did take an oath.

10  
day of September, 2008.



Notary Public, in and for the County and State  
Aforementioned

My Commission Expires:





**OWNER'S CONSENT AND COVENANT**

**COMES NOW**, the owner, Scott Redmon, on behalf of Redmon Partners, LLC, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

Austin Watkins  
Witness

Scott Redmon  
Scott Redmon

Austin Watkins  
Witness

STATE OF FLORIDA )

COUNTY OF SEMINOLE )

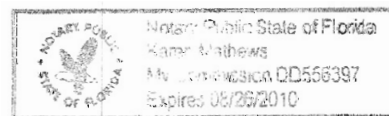
I **HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Scott Redmon who is personally known to me or who has produced Florida Drivers License as identification and who did take an oath.

13 **WITNESS** my hand and official seal in the County and State last aforesaid this day of March, 2008.

Karen Mathews

Notary Public, in and for the County and State  
Aforementioned

My Commission Expires:





**EXHIBIT A****PARCEL 1**

BEGIN AT A POINT 30 FEET EAST OF THE SOUTHEAST CORNER OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 30 EAST, RUN THENCE NORTH 295 FEET TO POINT OF BEGINNING, THENCE CONTINUE NORTH 95.44 FEET TO SOUTH LAKEWOOD CIRCLE RIGHT OF WAY, AS SHOWN ON THE PLAT OF LAKEWOOD SHORES, RECORDED IN PLAT BOOK 10, PAGE 52, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, THENCE RUN SOUTH 86 DEGREES, 50 MINUTES, 39 SECONDS WEST, 63.73 FEET, TO INTERSECT EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 17-92; BEGIN AGAIN AT POINT OF BEGINNING RUN THENCE NORTH 81 DEGREES, 17 MINUTES, WEST 100.25 FEET TO INTERSECT THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 17-92 THENCE RUN NORTHEASTERLY ALONG THE EASTERLY RIGHT OF WAY LINE TO POINT OF INTERSECTION WITH THE FIRST LINE (NORTH LINE). ALL IN SECTION 19, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.

AND

**PARCEL 2**

LOT 28, BLOCK A, LAKEWOOD SHORES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 52, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.



DEVELOPMENT ORDER #

08-21500007

**EXHIBIT B**

PRELIMINARY MASTER PLAN







Z2006-066

DEVELOPMENT ORDER #06-20500009

### SEMINOLE COUNTY DEVELOPMENT ORDER

On January 23, 2007, Seminole County issued this Administrative Order relating to and touching and concerning the following property described in the attached legal description as Exhibit "A".

(The aforementioned legal description has been provided to Seminole County by the owner of the subject property.)

### FINDINGS OF FACT

**Property Owner(s):** Redmon Partners, LLC

**Project Name:** Redmon Design Company - US 17-92 Rezone and Small Scale Land Use Amendment.

**Requested Development Approval:** Rezone from C-2 and R-1A to PUD and Small Scale Land Use Amendment from LDR to COM.

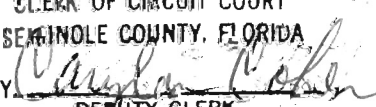
The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Tina Williamson  
1101 East First Street  
Sanford, Florida 32771

RETURN TO SANDY MCCANN

MARYANNE MORSE, CLERK OF CIRCUIT COURT  
CLERK OF SEMINOLE COUNTY  
BK 06713 Pgs 0507 - 514; (8pgs)  
FILE NUM 2007081120  
RECORDED 06/01/2007 03:17:48 PM  
RECORDING FEES 69.50  
RECORDED BY J Eckenroth

CERTIFIED COPY  
MARYANNE MORSE  
CLERK OF CIRCUIT COURT  
SEMINOLE COUNTY, FLORIDA  
BY   
DEPUTY CLERK



**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

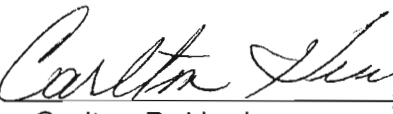
- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:
  - A. All development shall comply with the Preliminary Master Plan attached as Exhibit "B".
  - B. The maximum building height shall be two stories, not to exceed 42', allowing 55' free standing walls as an architecture feature.
  - C. Minimum building setbacks from the property perimeter boundary shall be:
    1. 20' side street setback from the north property line (abutting Lakewood Circle/Commercial).
    2. 0' side setback from the south property line (abutting existing bank), 20' adjacent to residential zoning.
    3. 20' front setback from the west property line (abutting US 17-92).
    4. 40' from the eastern property line (abutting Lakewood Circle/Residential).
  - D. Minimum buffers shall be:
    1. 5' on south property line abutting the existing single-family.
    2. 0' from the south property line (abutting existing bank).
    3. 0' front from the west property line (abutting US 17-92).
    4. 0' abutting Lakewood Circle.
  - E. Permitted uses shall include: Insurance, real estate, architects, engineering, attorneys, office show rooms and other professional business services.
  - F. The following uses shall be prohibited within the development:  
Retail Sales and the Outdoor storage of parts, supplies, or materials.
  - G. A sidewalk is not required along South Lake Wood Circle.
  - H. A minimum of 25% usable open space shall be provided. The amenities associated with the open space shall be determined at Final Master Plan.
  - I. All mechanical equipment, ground or roof-mounted, shall be screened from off-site view.
- (4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon

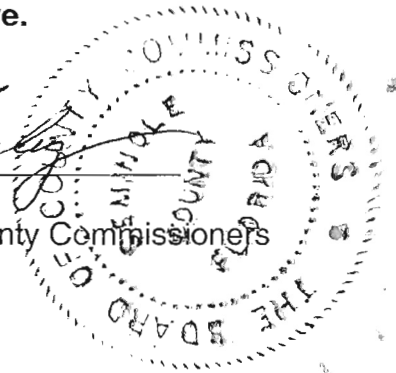


said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

**Done and Ordered on the date first written above.**

By:   
Carlton D. Henley  
Chairman, Board of County Commissioners





**OWNER'S CONSENT AND COVENANT**

**COMES NOW**, the owner, Scott Redmon, on behalf of Redmon Partners, LLC, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

Witness

Scott Redmon

Witness

**STATE OF FLORIDA     )**

**COUNTY OF SEMINOLE    )**

**I HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Scott Redmon who is personally known to me or who has produced \_\_\_\_\_ as identification and who did take an oath.

**WITNESS** my hand and official seal in the County and State last aforesaid this

26  
day of April, 2007.

Notary Public, in and for the County and State  
Aforementioned

My Commission Expires:



**Philip A. Carlin**  
Commission # DD533965  
Expires June 8, 2010

Wentworth Title Firm - Insurance, Inc. 800-398-7019



**EXHIBIT A****PARCEL 1**

BEGIN AT A POINT 30 FEET EAST OF THE SOUTHEAST CORNER OF THE NORTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 30 EAST, RUN THENCE NORTH 295 FEET TO POINT OF BEGINNING, THENCE CONTINUE NORTH 95.44 FEET TO SOUTH LAKEWOOD CIRCLE RIGHT OF WAY, AS SHOWN ON THE PLAT OF LAKEWOOD SHORES, RECORDED IN PLAT BOOK 10, PAGE 52, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, THENCE RUN SOUTH 86 DEGREES, 50 MINUTES, 39 SECONDS WEST, 63.73 FEET, TO INTERSECT EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 17-92; BEGIN AGAIN AT POINT OF BEGINNING RUN THENCE NORTH 81 DEGREES, 17 MINUTES, WEST 100.25 FEET TO INTERSECT THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 17-92 THENCE RUN NORTHEASTERLY ALONG THE EASTERLY RIGHT OF WAY LINE TO POINT OF INTERSECTION WITH THE FIRST LINE (NORTH LINE). ALL IN SECTION 19, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.

**PARCEL 2**

LOT 28, BLOCK A, LAKEWOOD SHORES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 52, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.



DEVELOPMENT ORDER #

06-20500009

**EXHIBIT B**

PRELIMINARY MASTER PLAN



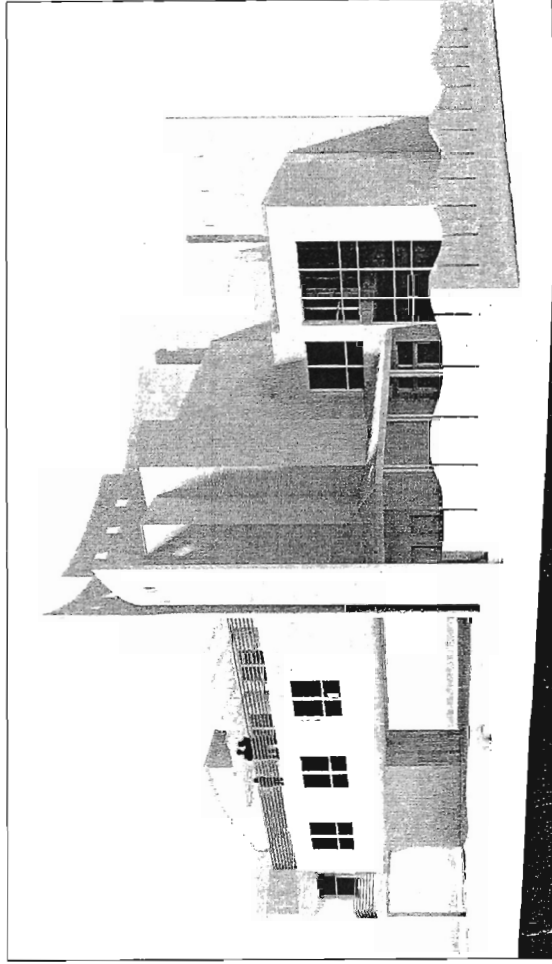
# PUD Preliminary Master Plan

## Redmon Design Company & Alfresco Living

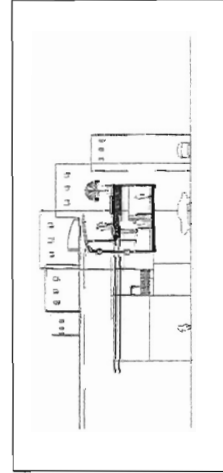
9315 South US Highway 17-92 Maitland, FL



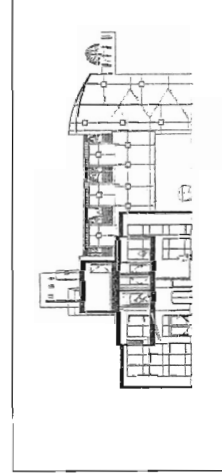
An Innovative "Green" Building with Sustainable Site Design



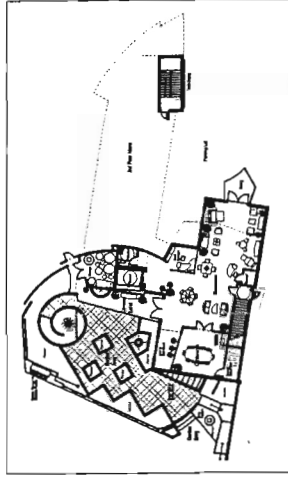
Perspective View from US Highway 17-92



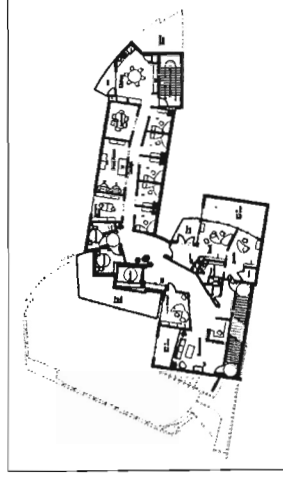
Building Section #1 (North)



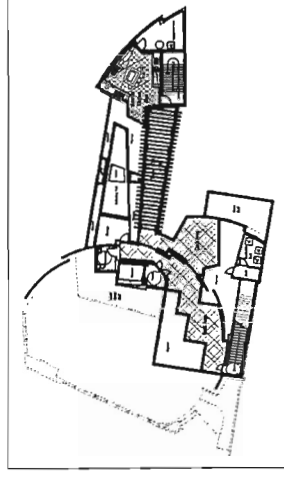
Building Section #2 (South)



First Floor Plan



Second Floor Plan



Third Floor Plan

LEGIBILITY UNSATISFACTORY  
FOR SCANNING



# PUD Preliminary Master Plan



**Alfresco**  
**Living**  
Garden Furniture,  
Fountains & Decor



**REDMON  
DESIGN**  
Landscape  
Architecture

[illegible]

WATER	To be provided to the City of Champaign. A new water line will be installed from the city water main to be completed along US Highway 150/2.
SEWER/STORMWATER	To be provided to the City of Champaign. It consists of a new 12" sewer line being installed along US Highway 150/2, combined
SEWERAGE	To be installed as the storm system. Installation of water service water and sewer main to be installed.
ELECTRIC	Service to be provided to Progress Energy.
TELEPHONE	Service to be provided to Telecom (Bellco).
CABLE/DATA	Service to be provided to Independent Communications.

To be designed to include a combination of various concepts for  
 1. underground retention system where  
 necessary, and a 'green' interconnector collection drains system  
 to be used for rapid water collection and transport for green roof

It has provided by General County Fire Department.

**There are no significant differences between**

This is a detailed preliminary master site plan for a new building complex at the University of California, San Diego. The plan shows a large, irregularly shaped building footprint with various internal courtyards and courtyards. Key features include:

- Streets:** The plan is bounded by La Jolla Village Drive to the north, La Jolla Village Drive to the east, and La Jolla Village Drive to the south. A small section of La Jolla Village Drive is also shown to the west.
- Parking Areas:** Several parking areas are designated, including a large "Parking Area" in the center, a "Parking Area" to the east, and a "Parking Area" to the south.
- Landmarks:** The "University of California, San Diego" logo is prominently displayed in the center of the plan.
- Other Features:** The plan includes various smaller courtyards, a "Cafeteria" area, and a "Library" area. A north arrow is located in the upper right corner.

The plan is a technical drawing with precise lines and labels, providing a comprehensive overview of the proposed building complex and its integration with the surrounding campus environment.

This project site is on the southeast corner of US Highway 17-92 and Johnson Road Circle of the 17-92 redevelopment corridor.

The project will consist of one commercial building to house our fit - service Landscape Architecture's Design Firm. There's will be garden areas to showcase our landscape design talents as well as interior playground areas for our versatile garden accessories, fountains and outdoor furniture that will be available to our exclusive clientele.

The projects architecture and construction will consist of many applications in the principles of Green design. With the use of recycled building materials, green roof displays, stormwater storage/pools systems and proper solar orientation and design for cooling reduction of energy consumption, the building itself will be an excellent, innovative display of how 'green' technologies can serve the community with reasonable and resource management issues.

1ST FLOOR A/C AREA	2,250 SF
2ND FLOOR A/C AREA	3,807 SF
3RD FLOOR A/C AREA	100 SF
TOTAL A/C AREA	6,057 SF
1ST FLOOR NON-A/C AREA	5,417 SF
2ND FLOOR NON-A/C AREA	1,650 SF
3RD FLOOR NON-A/C AREA	3,803 SF
TOTAL NON-A/C AREA	4,870 SF

TOTAL LOT AREA	18,843 SF	100%
PERVIOUS AREA (ground plane)	10,977 SF	60%
IMPERVIOUS AREA (ground plane)	2,864 SF	3%
OPEN AREA (ground plane, roof area, & green roof)	5,175 SF	30%

LOCATION	CORRESPONDENCE	COUNTY	SAMPLE
Center of U.S. Highway Program Lanham Office	9805 South US Highway #1-2 Martinez, FL 32728	HARLEID	NS-21-30-515-COCCOZCO NS-21-30-515-COCCOZCO
DNRD LABORATORY			CI and RL-A

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LEGIBILITY UNSATISFACTORY  
FOR SCANNING



**REQUEST FOR CONSIDERATION OF SMALL SCALE LAND  
USE AMENDMENT & REZONE, REDMON DESIGN CO. LLC**

Proof of publication, as shown on page \_\_\_\_\_, calling for a public hearing to consider a request for a Small Scale Land Use Amendment from LDR (Low Density Residential) to COM (Commercial); and rezone from C-2 (Retail Commercial) and R-1A (Single Family Dwelling) to PUD (Planned Unit Development) for approximately .33 acres, located on the southeast corner of the intersection of U.S. 17-92 and South Lake Wood Circle, Redmon Design Co. LLC, received and filed.

Tina Williamson, Principal Coordinator, addressed the Board to present the request, advising along with the land use and zoning change, the applicant is requesting approval of a Preliminary Master Plan for a two-story office to house a full service landscape architecture design firm. There will be garden areas to showcase landscape design and interior display areas for upscale garden accessories, fountains and outdoor furniture. The building's architecture and construction will consist of many applications in the principles of "Green" design, with the use of recycled building materials, green roof displays, stormwater storage/reuse systems and proper solar orientation and design for enabling reduction of energy consumption. She further advised that the staff recommends approval based on staff findings. She submitted for the Record a copy of two e-mails from Susan Hall and Christine Bacchus in opposition to the requested land use and rezoning.

Scott Redmon, applicant, addressed the Board to advise the office building is for him and his wife's landscape architect business they have had for 14 years. He displayed photographs (received & filed) of the type of landscapes they have designed,



including pathways, pools, fountains, outdoor fireplaces and furniture. He said they have a high-end residential clientele. He further said they are building this property to showcase the types of things they offer. He submitted copies of conceptual plans (received & filed) for some of the designs they have done in Isleworth. He displayed and reviewed an artist rendering (received & filed) of the proposed office building and the first floor, second floor, and parking entry plans (received & filed). He stated that with regard to the dumpster, they are locating it closer to the building and are proposing a six-foot wall around it with an extreme amount of landscaping. He advised they currently have seven employees and would like to expand to ten. He said they intend to harvest the rain from off their roof and use it for irrigation.

Deputy Clerk Sandy McCann left the meeting at this time and was replaced by Deputy Clerk Carylon Cohen.

Chairman Henley stated that he personally likes the design of Mr. Redmon's building and thinks it is going to be an asset and will help to set the quality of standard the Board is looking for. He commended him for the efforts he's taking to blend in and still be sensitive to the neighborhood. He asked how often Mr. Redmon expected the commercial vendors to come in and do trash pick-up in a week.

Mr. Redmon said he had never rented a dumpster before and he doesn't really know. Whereupon, Chairman Henley said he would imagine pick-up would not be needed more than once a week.

Richard Marks, 183 S. Lake Wood Circle, addressed the Board to state the County has tried to do all kinds of improvements over the years at that end of the County and nothing has ever happened except



massage parlors, strip joints, prostitution, crime and everything else. They see what Mr. Redmon is trying to do, and he hopes other buildings that come into the County will be that nice and improve the area so they can get rid of the wrong kind of buildings there now. He said, as far as he knows, the dumpster pick-up is once a week for the credit union in the area. Regarding the driveway that comes in on the side, he said he has always had a driveway on that one side and he had more traffic than Mr. Redmon will have. He said the County at one time approved a driveway for another nearby residential lot and that was used for all kinds of traffic and nobody complained about that. He said he thinks this project will be a real asset for the County and their neighborhood.

Theodore LaValley, 210 N. Lake Wood Circle, addressed the Board to state he is not in opposition to the building; but he asked when the construction takes place, how are the people that live on the circle going to be able to get in and out. He said there is only one little road to go in and out of the circle with about 40 houses.

Chairman Henley advised the applicant will not be allowed to block that entrance.

Mr. LaValley said if they change that entrance for construction to come out of the front further down, that will help the residents a lot.

Chairman Henley stated staff will take those things into consideration.

No one else spoke in support or in opposition.

Speaker Request Form for Mr. Marks was received and filed.

District Commissioner Henley asked for a motion to approve the staff recommendation.



**Motion** by Commissioner Van Der Weide, seconded by Commissioner Dallari, to adopt Ordinance #2007-6, as shown on page \_\_\_\_\_, approving a Small Scale Land Use Amendment from LDR (Low Density Residential) to COM (Commercial) and adopt Ordinance #2007-7, as shown on page \_\_\_\_\_, rezoning from C-1 (Retail Commercial) and R-1A (Single-Family Dwelling) to PUD (Planned Unit Development) for approximately 0.33 acres, located on the southeast corner of the intersection of U.S. 17-92 and South Lake Wood Circle; as described in the proof of publication, Redmon Design Co., LLC.

Districts 1, 2, 3, 4 and 5 voted AYE.